

COMMENTS

PROJECT CAMPUS HIGH SCHOOL

Certificate No. 12

PARCEL NO. 87BC - 1

Assessment	\$185,700
First Appraisal	976,700
Second Appraisal	977,000
Rec. Max. Acq. Price	\$977,000

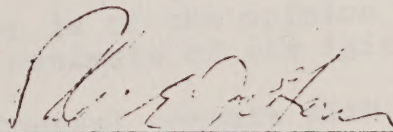
The property is the Whittier St. Health Unit owned by the Trustees of the George Robert White Fund. It has been operated as public health center for approximately 40 years.

The parcel contains 85,700 sq. ft. of land, improved by a 4-story and basement first class institutional type structure.

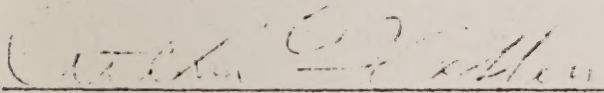
The interior space is designed for use as a general health clinic. It contains office space, laboratory rooms, doctors' offices, auditoriums, etc.

The site improvements include a 6' iron picket fence set on a 6" granite retaining wall, a black-topped surfaced yard, a playground area used in part as a basketball court and a large concrete wading pool.

The property was evaluated as a special purpose property. The depreciated reproduction cost was estimated at \$891,000 by John J. Gill Associates, Inc., to which the two appraisers added their respective estimates of the value of the land. Each is in agreement that the fair market value of the land is \$1.00 per square foot. A value of \$977,000 is considered fair and reasonable.


Robert E. McGovern, Real Estate Director

Concurred in by:


Asst. General Counsel

EXECUTIVE SESSION

October 16, 1974

M E M O R A N D U M

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL PROJECT - MASS. R-129
Establishment of Fair Market Value
Parcel 87BC-1 (Certificate No. 12)

It is requested that you approve and certify the fair market value of the parcel listed on the attached certificate.

The parcel has been appraised by two qualified, independent fee appraisers. The appraisals have been reviewed by staff appraisers, under the supervision of the Real Estate Director, in accordance with applicable State law, the Real Property Acquisition Policies Act of 1970, Public Law 91-646, and the Department of Housing and Urban Development policies and requirements.

The Real Estate Director is of the opinion that the price for this parcel is a reasonable estimate of its fair market value.

The Assistant General Counsel concurs with the price recommended.

Adopted at Meeting of 10/31/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-40 SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Kenneth C. Williams expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel SE-40 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON DEVELOPMENT AUTHORITY:

1. That Kenneth C. Williams be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-40 in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction and rental schedules.

2. That disposal of Parcel SE-40 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004)



Financial Statement

July 1974

Kenneth C. Williams
and

Victoria B. Williams

Salaries:

Kenneth 10,500 per year

(Youth Director, Dorchester APAC, ABCD)

Victoria 4,100 per year

(Vista Volunteer, Quincy School Community
Council, South Cove, Boston)

Funds:

Kenneth \$ 2500 approx

TIAA - CREF

College Retirement

Also Inst., Northeastern \$1000 approx,
(Unity Bank)

Victoria \$500

VISTA Stipend

No Liabilities

NAME Kenneth C. + Victoria B. Williams

ADDRESS 14A Emerald Court

Boston 02118

TELEPHONE NO. 482-1336

LETTER OF INTENT

SUBJECT: REHABILITATION OF BUILDING AT

SOUTH END URBAN RENEWAL AREA, BOSTON, MASSACHUSETTS

Dear Sir:

I am interested in rehabilitating the above-mentioned building at

35 Greenwich Park

If selected by the Boston Redevelopment Authority as developer of the property, I intend to accomplish the following:

1. To rehabilitate the subject building substantially in accordance with the suggested General Rehabilitation Guide and controls contained in the Developer's Kit. (If the developer intends to deviate from the suggested rehabilitation in any substantial way, design drawings prepared by an architect must be submitted with the proposal and this statement should be modified accordingly.)
2. To work with the COMMUNITY in making housing accommodations available to community residents.
3. I am aware that Section 312 financing may not be available and that it may be necessary for me to obtain an alternative means of financing the proposed rehabilitation. I am, therefore, willing and able to carry out the proposed rehabilitation using conventional financing.
4. To retain _____ as architect for the proposed rehabilitation.
5. Upon conveyance of the property construction will commence within 3 months and be completed within 12 months thereafter.

Enclosed as part of this proposal are completed Public Disclosure Forms H-6004, Part I & II, and statements from my financial institutions indicating my financial resources. The Public Disclosure Forms include the following:

Proposed number of dwelling units:

2

Estimated cost of rehabilitation per dwelling unit:

17,500

Total estimated cost of rehabilitation:

35,000

Source and amount of equity funds:

First National Bank

Projected monthly rent per apartment:

\$175

Projected montly rent per commercial space: _____

Sincerely,

Victoria B Williams
Name of Developer

MEMORANDUM

October 31, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY

SUBJECT: SOUTH END URBAN RENEWAL AREA, MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-40

SUMMARY: This memorandum requests that the Authority tentatively designate Kenneth Williams as Redeveloper of Parcel SE-40 in the South End Urban Renewal Area.

Parcel SE-40 consists of approximately 1,881 square feet and is located at 35 Greenwich Park in the South End Urban Renewal Area.

Kenneth C. Williams, 14A Emerald Court, Boston, has submitted a proposal for the rehabilitation of Parcel SE-40 for rehabilitation purposes in accordance with Authority Standards, guideline and the South End Urban Renewal Area.

Mr. Williams' proposal calls for the rehabilitation of the 2-unit structure at an estimated cost of \$35,000.00. The financing will be obtained from HUD 312 funds, if available, or a private institution.

It is appropriate at this time to tentatively designate Mr. Williams as Redeveloper of Parcel SE-40 so that formal processing of plans and financing arrangements may be initiated. Mr. Williams' submissions indicate sufficient ability to act as the Redeveloper for Parcel SE-40.

I, therefore, recommend that the Authority tentatively designate Kenneth C. Williams as Redeveloper of Parcel SE-40 in the South End Urban Renewal Area.

An appropriate Resolution is attached.